

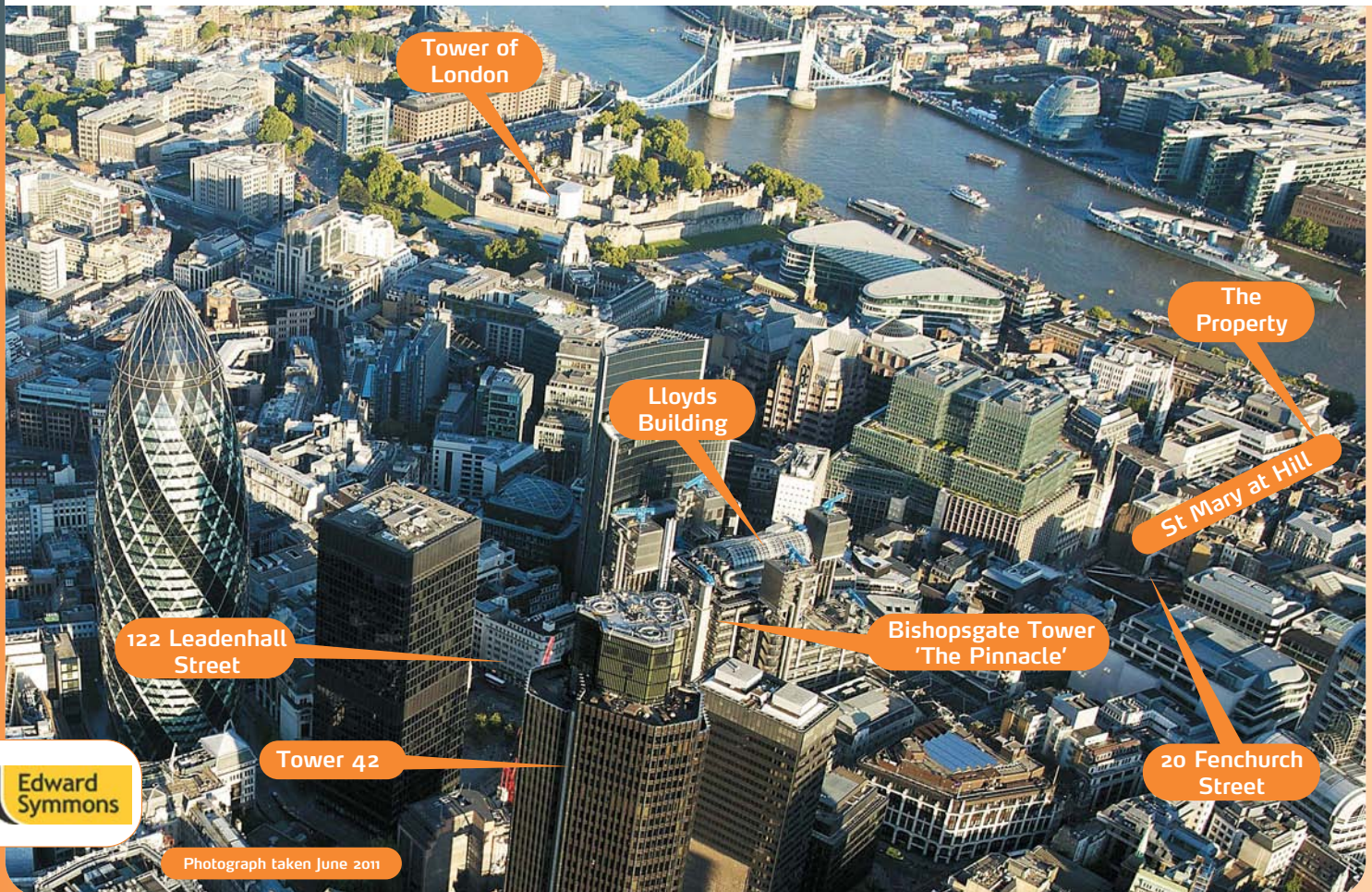
lot 4

11-15 St Mary at Hill London EC3R 8EE

Rent
£250,873
per annum
exclusive (Gross)
£113,873
per annum
exclusive (Net)

Modern City of London Office
Investment

- Prominent location within the City of London
- Within a short walk of Lloyds Building, London Bridge and the Tower of London
- Tenants include Williams Insurance Group Ltd, Lewtan Technologies Limited and Ukrainian Foods Import Limited
- Modern office building totalling 1,081 sq m (11,635 sq ft)

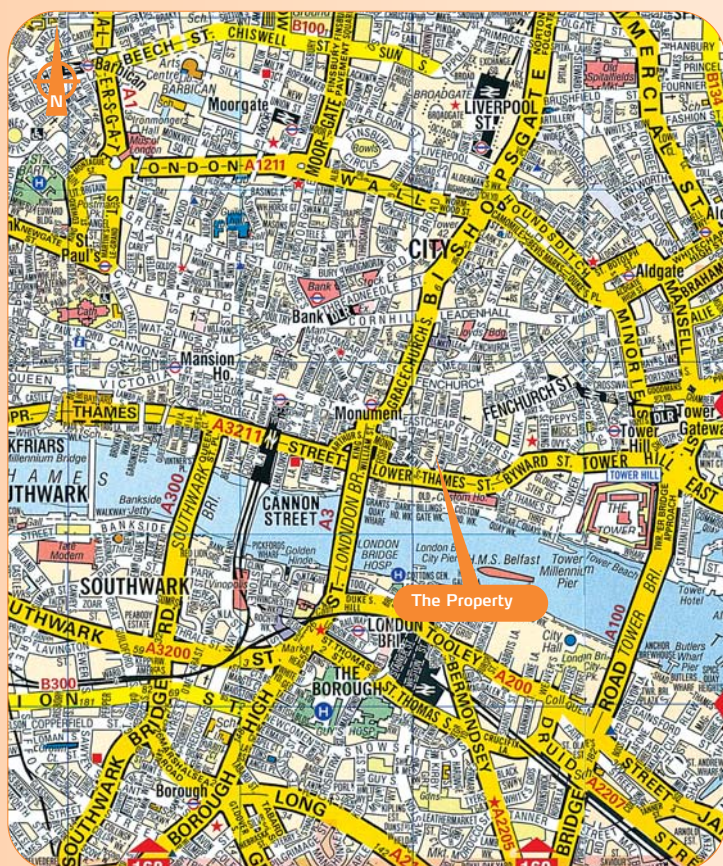


On behalf of
R Stokely and
R Haines as Joint
LPA Receivers



Photograph taken June 2011





lot 4

Rent
£250,873
 per annum
 exclusive
 (Gross)
£113,873
 per annum
 exclusive (Net)

Location

Miles: 0.4 miles south-east of Bank
 0.7 miles south of Liverpool Street
 1 mile south-east of Barbican

Roads: A100, A3211

Rail: Monument Underground (Circle, District, Northern and DLR),
 London Bridge Station, Fenchurch Street Station

Air: London City Airport

Situation

The property is situated on the western side of St Mary Hill, an attractive thoroughfare running between Eastcheap and Lower Thames Street (A3211) in the prestigious financial centre of the City of London. The property is located a short walk from the Lloyds Building, London Bridge and the Tower of London and benefits from excellent travel links with Monument, Tower Hill and Bank Underground Stations and London Fenchurch Street, London Cannon Bridge and London Bridge Railway Stations all being located within close proximity.

Description

The property comprises a modern office building over lower ground, ground and four upper floors. The property benefits from air conditioning, suspended ceilings and a 10-person passenger lift.

Tenure

Long Leasehold. Held for a term of 150 years from 29th September 1985 at a rent of £137,000 per annum reviewable every 5 years to 25% of the market rental value.

VAT

VAT is applicable to this lot.

Viewings

There will only be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. (Reversion)
Ground South	Office	78.5 sq m (845 sq ft)	INDIVIDUALS (t/a Thompson Yates)	4 years from 15/03/2010 (1) (2)	£18,990 (14/03/2014)
Ground North	Office	89.5 sq m (963 sq ft)	WILLIAMS INSURANCE GROUP LTD	5 years from 19/11/2010 (3) (4)	£26,000 (18/11/2015)
Lower Ground	Office	177.0 sq m (1,905 sq ft)	VACANT		
First	Office	199.0 sq m (2,142 sq ft)	LAVEROCK VON SCHOULTZ LTD	3 years from 17/11/2009	£57,780 (17/11/2012)
Second	Office	202.5 sq m (2,180 sq ft)	UKRAINIAN FOODS IMPORT LTD	5 years from 16/03/2011	£54,500 (15/03/2016)
Third	Office	185.0 sq m (1,991 sq ft)	MYLLYKOSKI SALES LTD	5 years from 01/07/2010 (5) (6)	£47,784 (01/07/2015)
Fourth	Office	149.5 sq m (1,609 sq ft)	LEWTAN TECHNOLOGIES LTD	5 years from 24/11/2011 (7) (8)	£45,819 (24/11/2016)
Totals		1,081 sq m (11,635 sq ft)			£250,873

- (1) The lease is subject to a schedule of condition.
- (2) The lease provides a rolling tenant option to determine, subject to 6 months' notice.
- (3) The lease is subject to a schedule of condition.
- (4) The lease provides a tenant option to determine on 19th November 2013 subject to 6 months' notice.
- (5) The lease provides a tenant option to determine on 1st July 2013, subject to 6 months' notice.
- (6) The lease is subject to a schedule of condition.
- (7) The lease provides a tenant option to determine on 24th November 2014, subject to 6 months' notice.
- (8) The lease is subject to a schedule of condition.

For further details please contact:

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